

This Indenture

made the Eleventh day of October in the Twentieth year of the reign of our Sovereign Lord George the Third by the Grace of God of Great Britain Great King and Ireland King Defender of the Faith and so forth and in the year of our Lord One thousand seven hundred and twenty one Between Thomas Hammond of the parish of Saint John Wapping in the County of Middlesex Merchant Baker of the one part William Handley Scott of the same place Merchant Baker of the other part Witnesseth that the said Thomas Hammond for and in consideration of the yearly rent covenants and agreements hereinafter reserved and contained on the part and behalf of the said William Handley Scott to be paid kept done and performed hath demised leased set and to have let unto the said William Handley Scott his Executors Administrators and Assigns with the Bakelhouse and Warehous behind same situate lying and being in Wapping Street near Execution Dock in the said parish of Saint John Wapping in the County of Middlesex now in the Tenure or Occupation of him the said Thomas Hammond and known by No 226 together with all Ways Paths passages waters and watercourses Sights easements profits privileges commodities and appurtenances whatsoever to the said Messuage or Tenement and premises or any part thereof belonging or in any wise appertaining To have and to hold the said Messuage or Tenement Bakelhouse Warehous and premises with their and every of their Appurtenances unto the said William Handley Scott his Executors Administrators and Assigns from the feast day of Saint Michael the Archangel now last past for during and unto the full end and Term of Twenty years from thence next ensuing and fully to be completed and ended **Residing and Paying** therefore yearly and every year during the said Term hereby granted unto the said Thomas Hammond his Executors Administrators and Assigns the sum of Sixty Pounds of lawful money of Great Britain clear of and from the said Tax and all other Duties Taxes and Deductions and Impositions whatsoever now or at any time during the continuance of this demise to be said rate assessed or imposed upon or in respect of the said hereby demised Premises by authority of Parliament or otherwise now or on the four most usual feast days of Payment of Rent in the year (that is to say) the feast day of the Birth of our Lord Christ the Annunciation of the Blessed Virgin Mary the feast day of the Nativity of Saint John the Baptist and the feast day of Saint Michael the Archangel in every year by equal portions the Quarterly Payment thereof to begin and be made on the feast day of the Birth of our Lord Christ next ensuing the date of these presents And the said William Handley Scott doth hereby for himself his Executors Administrators and Assigns covenant Promise and agree to and with the said Thomas Hammond his Executors Administrators and Assigns in manner following that is to say That the said William Handley Scott his Executors Administrators or Assigns shall and will yearly and every year during the said Term hereby granted well and truly pay or cause to be paid unto the said Thomas Hammond his Executors Administrators or Assigns the said clear yearly rent or sum of Sixty pounds of lawful money of Great Britain free and clear of and from of and from all Taxes and Deductions whatsoever on the feast days and in the proportions herebefore mentioned and reserved according to the true Intent and meaning of these presents And also that he the said William Handley Scott his Executors Administrators and Assigns shall and will from time to time during this period demise Bear and discharge the said Tax and all other rates Taxes and Deductions now charged and imposed or hereafter to be charged or imposed upon or in respect of the said hereby demised Premises during the said Term hereby granted and Indemnify and save harmless the said Thomas Hammond his Executors Administrators and Assigns of and from all and singular damages costs charges and expenses occasioned by the non payment thereof And that the said William Handley Scott his Executors Administrators or Assigns shall and will at this and their own proper costs and charges at all times during the continuance of this demise well and sufficiently repair support uphold sustain amend and keep the said Messuage or Tenement Bakelhouse Warehous and premises in by and with all and all manner of needfull and necessary paintings cleaving painting staining and amending when where and as often as need or occasion shall be or require And the said Messuage or Tenement Bakelhouse Warehous and premises with their and every of their Appurtenances be so well and sufficiently Raced cleaned painted stuccoed glazed amended and kept at the expiration of the said Term hereby granted shall and will peaceably and quietly leave surrender and give up unto the said Thomas Hammond his Executors Administrators or Assigns in as good state and condition as the same now are in and be together with all and every the Locks Keys Bolts Bars Stairs Chimney Pipes Slabs and other fixtures and things now being in or about the Premises for reasonable use and wearing thereof and as maintained by him in the mean time only excepted And further That it shall and be lawful to and for the said Thomas Hammond his Executors Administrators and Assigns and to and for the said William Handley Scott his Executors Administrators or Assigns in and with all and all manner of needfull and necessary repairs cleaving painting staining and amending when where and as often as need or occasion shall be or require to enter and come into and upon the said hereby demised Premises or any part thereof there to view search and see the state and condition of the same and of all defects and wants of Reparation then and there found to give or leave notice or warning thereof in writing at or upon the said hereby demised Premises unto or for the said William Handley Scott his Executors Administrators or Assigns to repair and amend the same within the space of Three Calendar Months next after after every such notice or warning so to be given or left as aforesaid within the said space of Three Months And the said William Handley Scott doth hereby for himself his Executors Administrators or Assigns covenant Promise and agree to and with the said Thomas Hammond his Executors Administrators and Assigns to repair and amend all such defects and wants of Reparation accordingly Provided always and these presents are upon this condition That if the said clear yearly rent of Sixty pounds herebefore reserved or any part thereof shall be behind or unpaid by the space of Twenty one days next over or after any or either of the said feast days or days of Payment on which the same ought to be paid as aforesaid being lawfully demanded Or if the Reparations of the said hereby demised Premises whatsoever or warning shall be given or left as aforesaid shall not be well and sufficiently repaired and amended accordingly then and from thenceforth in case of the said cases it shall and may be lawful to and for the said Thomas Hammond his Executors Administrators and Assigns into and upon the said hereby demised Messuage or Tenement and premises or any part thereof in the name of the whole wholly to enter and the same to have again retain repossess and enjoy in his or their firm sole Right and the said William Handley Scott his Executors Administrators and Assigns and all other the Tenants and Occupiers of the said hereby demised Premises tacitly and from thenceforth to be put out and amend this Indenture or any thing herebefore contained to be void and of no effect And that if the said William Handley Scott his Executors Administrators or Assigns shall be unwilling or desirous to determine this demise at the end of the first seven or fourteen years of the Term hereby granted And of such kind or Intention shall give or leave notice or for the said Thomas Hammond his Executors Administrators or Assigns six calendar months notice in writing previous to the expiration of the said first seven or fourteen years of the Term of Twenty one years then and from thenceforth these presents and every clause article and thing therein contained shall at the end of the first seven or fourteen years cease determine and be absolutely void as if the whole of the said Term of Twenty one years had been elapsed and expired (this Indenture or any thing herebefore contained to the contrary thereof in any wise notwithstanding) And the said Thomas Hammond doth hereby for himself his Executors Administrators and Assigns covenant Promise and agree to and with the said William Handley Scott his Executors Administrators and Assigns in manner following that is to say That the said William Handley Scott his Executors Administrators and Assigns paying the said clear yearly Rent or sum of Sixty pounds herebefore reserved and observing performing fulfilling and keeping all and singular the covenants clauses and agreements herebefore contained on this and their parts and behalfs to be observed performed fulfilled and kept shall and lawfully may peaceably and quietly have hold use occupy possess and enjoy the said Messuage or Tenement Bakelhouse Warehous and premises hereby demised with their Appurtenances during the said Term hereby granted without any of the lawful let suit trouble denial eviction Disturbance or Interruption whatsoever of or by the said Thomas Hammond his Executors Administrators or Assigns or any other person or persons whatsoever lawfully claiming or to claim by some under or in Trust for him them or any of them **Witness** whereof the said parties to these presents have hereunto Interchangeably set their hands and seals the day and year first above written.

Wm Handley Scott

Sealed and delivered being first
duly stamped in the presence of—

Jam. Toulmin



James Toulmin

Witnessed by
at
the Court of Common Council

Done the 22nd of October 1711